Bill Garrett Davidson County
Batch# 36807 DEEDWARR
12/13/2017 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20171213-0127221

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this 11th day of December, 2017. Notary Public My commission expires: 7.19.21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David G. Lalka and Ruth B. Lalka	NEW OWNER	087-01-0A-065.00-CO
4233 Chesney Glen Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ronnie Allen Dobbs, Rhonda Dobbs Stewart, Carrie Lynn Stewart Hawkins and Katie Stewart Hawkins

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David G. Lalka and Ruth B. Lalka, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 122 on the Plan of Section 1A, Chesney Glen, a R15 Residential PUD of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to C.A. Dobbs, married, by Warranty deed from Sean R. Begin and wife, Jill S. Begin, of record as Instrument No. 20010129-0008576 in the Register's Office for Davidson County, Tennessee; the said C.A. Dobbs having since died testate on November 16, 2016, and by his Last Will and Testament of record as Docket No. 17P-360, in the Seventh Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Ronnie Allen Dobbs, a 25% undivided interest, Rhonda Dobbs Stewart, a 25% undivided interest, Carrie Lynn Stewart Hawkins, a 25% undivided interest and Katie Stewart Hawkins, a 25% undivided interest.

This is improved property known as 4233 Chesney Glen Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of December, 2017.

Ronnie Allen Dobbs by Van Stewart, Attorney-In-Fact

Rhonda Dobbs Stewart by Van Stewart, Attorney-In-Fact

Carrie Lynn Stewart Hawkins by Van Stewart, Attorney-In-Fact

Katie Stewart Hawkins by Van Stewart Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Van Stewart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Ronnie Allen Dobbs, Rhonda Dobbs Stewart, Carrie Lynn Stewart Hawkins and Katie Stewart Hawkins and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Ronnie Allen Dobbs, Rhonda Dobbs Stewart, Carrie Lynn Stewart Hawkins and Katie Stewart Hawkins.

Witness my hand and official seal this 11 day of December, 2017.

Notary Public

My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 60170271

SP 11/2015

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY